

**THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC.**

**RESOLUTION ADOPTING ASSOCIATION-OWNED
PERIMETER FENCING POLICY**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, the Board of Directors of The Lakes of South Shore Harbour Community Association, Inc. (the "Association"), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, the property encumbered by these guidelines is that property initially restricted by the Declaration of Covenants, Conditions, Restrictions, and Easements for The Lakes at South Shore Harbour Community Association, Inc., recorded under Galveston County Clerk's File No.2002-003256, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Lakes of South Shore Harbour Community Association (the "Association"); and

WHEREAS, Article VI, Section 6.10 of the Declaration provides that the Board of Directors has the right to "adopt, amend, repeal and enforce rules and regulations...as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Association Properties, Detention Basins, Drainage Easements, Common Area and the use of any other such property within the Properties"; and

WHEREAS, Article XII, Section 1 of the Bylaws of The Lakes of South Shore Harbour Community Association, Inc., provides that Board Members "may promulgate rules and regulations for the use and maintenance of Lots and for the use of the Common Areas, and for such other purposes as deemed necessary or desirable by the Board" for the Lakes of South Shore Harbour Subdivision; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the authority granted to the Board of Directors by the provisions of the Declaration, the Association does hereby adopt this Association-Owned Perimeter Fencing Policy ("Policy"), which shall run with the land and be binding on all owners and lots within the subdivision. These guidelines replace any previously recorded or implemented guidelines that address the subjects contained herein.

ASSOCIATION-OWNED PERIMETER FENCING POLICY

Any perimeter fencing within the Lakes of South Shore Harbour Subdivision located in or along the property line of the land designated as platted “reserve” property owned and maintained by the Association (“Reserve Fence”) shall be subject to the following provisions of this Policy:

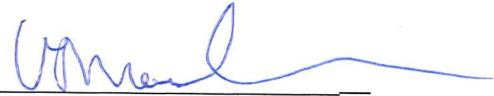
1. This Policy applies to all homeowners and lots within the Lakes of South Shore Harbour Subdivision including occupants, guests, and/or tenants (collectively, “Owners”).
2. Owners shall not interfere with or damage the Reserve Fence including by painting, staining, repairing, modifying, or inserting nails into the fence except to tie-in any existing adjacent fencing on homeowner property to the Reserve Fence at Owners’ expense. Owners should minimize mechanical fasteners into the Reserve Fence and use any additional post on the owners property to create a tie-in point.
3. In the event Reserve Fence repairs are needed, Owners are required to promptly notify the Association through its management company. The Association’s Board of Directors shall have the sole authority to determine if repairs are needed and the scope of those repairs.
4. Reserve Fence must remain free and clear of all Owner property including but not limited to lights, birdhouses, hanging pots, outdoor decorations, and other personal items.
5. Reserve Fence must remain free and clear of all landscaping materials including but not limited to shrubs, bushes, vines, and other plants. Any landscaping planted along the Reserve Fence within an Owner’s property shall not extend closer than 24” to the Reserve Fence. The Association shall not be responsible for any damage to any landscaping located along the Reserve Fence within an Owner’s property caused during repairs or maintenance of the Reserve Fence.
6. Trees, bushes, and other vegetation must be regularly trimmed to avoid contact with the Reserve Fence.
7. The Reserve Fence shall be constructed with the finished side facing the reserve. Owners are prohibited from adding interior pickets to the back side of the Reserve Fence.
8. The Association shall be responsible for all maintenance, repairs, and/or damages related to the Reserve Fence except for any damage proximately caused by the negligent, reckless, or intentional conduct of Owners.

This policy is an addition to any other remedy the Association may have to pursue a violation of the Declaration and in no way limits the Association from pursuing any other remedy to enforce the Declaration. The Board of Directors reserves the right to treat flagrant and/or repeated violations with legal action for which the Association may seek injunctive relief.

This Policy may be amended by the Board of Directors for the Association from time to time as it deems necessary and appropriate.

The above Policy was enacted by affirmative vote of the Board of Directors at its monthly meeting dated January 11, 2022.

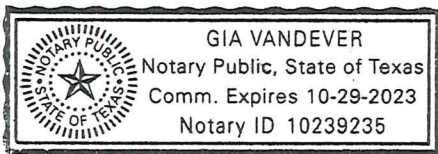
SWORN, SUBSCRIBED, ACKNOWLEDGED, and SIGNED this, the 24th day of February, 2022.



Secretary, Board of Directors
**The Lakes of South Shore
Harbour Community
Association, Inc.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 24th day of February 2022, by Vikki Mawds as duly authorized agent for The Lakes of South Shore Harbour Community Association, Inc.



Gia Vandever
Notary Public for the State of Texas

10-29-2023
My Commission Expires